

NOTICE

Notice is hereby given that the Mayor and City Council will hold a Work Session on April 10, 2013 in the Council Chambers, 45 West 100 South, beginning at 6:00 pm.

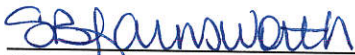
DISCUSSION ITEMS

1. Discussion – Ordinance 04-02-2013 Museum Board
2. Discussion – Ordinance 04-03-2013 Nuisance
3. Discussion – Ahlin Property Development Agreement – Proposed Amendment
4. Discussion – Quiet Zone Interlocal Agreement
5. Discussion – Orchard Cove Park Improvements
6. Discussion – 2013-2014 Budget
7. General Discussion

If you are planning to attend this Public Meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

CERTIFICATE OF MAILING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Payson Chronicle, Payson, UT, 84651.



By: Susan B. Farnsworth, City Recorder

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**MINUTES OF A COUNCIL WORK SESSION
HELD IN THE COUNCIL CHAMBERS
April 10, 2013**

The meeting was called to order by Mayor James E. DeGraffenried at 6:00 p.m. Council Members attending: Keith Broadhead, Matthew Carr, Kirk Hunsaker, James Linford and Rick Steele.

Others attending: City Manager Ben Reeves, Community Development Director Dennis Marker, Public Safety Director Dennis Howard, City Attorney Brett Rich, Annette Bott, Keela Goudy, Katie Davis, and other unidentified individuals.

DISCUSSION ITEMS

Ordinance 04-02-2013 – Museum Board

Ben Reeves said he had met with Annette Bott, the Museum Director, regarding this ordinance since it was reviewed by the Council in a previous work session. Some grammatical changes had been made to the preamble.

The Museum Director has proposed that the residency requirement be changed from residents of the City to *'residents or Santaquin City natives who live outside of the city limits'*. It was clarified that native meant born and raised in Santaquin. It was also recommended by the Director that candidates for the Mayor's consideration might be submitted by the remaining members of the existing board. Mr. Reeves said there was a desire to have a resolution of intent passed that membership would be maintained for certain members of the board who had been instrumental to the creation and management of the museum, for the purpose of maintaining continuity.

Ms. Bott has asked for templates as assistance in the creation of museum specific bylaws. Section 2-6-7 of the proposed bylaws, regarding the Board secretary, was eliminated as confusing. The secretary will be a Board member.

Council Member Carr asked what constitutes removal of a Board member. Mr. Reeves said there is often a provision in bylaws for removal for various reasons; missed meetings, relocation or criminal offenses for example.

Council Member Linford asked who the Board would report to. Mr. Reeves said it would depend on the decisions. Administrative acts, such as budget allocations, would be approved by the Museum Director for some items, the Leisure Services Director for some, and the City Manager for others, depending on cost. Policy related issues and other legislative matters would come to the Council.

City Attorney Brett Rich asked for clarification on the process for bylaw changes. After some discussion, the proposed language was changed to include the provision that the bylaws could be amended by a majority vote of the Board, and such amendments would need to be approved by the City Council. Council Member Linford said the library had done activities each month last year, and it was not necessary for any activity to come before the council. He said this gave the museum personnel more opportunities than they currently had.

Ordinance 04-02-2013 – Museum Board, continued:

Mr. Reeves said typically issues come from the public, and there might also be occasions when the council wants some particular action taken, and these items would typically go to the Board. Mayor DeGraffenried said this ordinance would be placed on the next Council docket.

Ordinance 04-03-2013 Nuisance Ordinance Amendment

Police Chief Dennis Howard said he had specific places in mind when he suggested the nuisance ordinance amendment. The police are called to some addresses quite often. Individuals can be arrested, but the department has not been able to encourage people to move on. The intent of this ordinance would be to reduce recidivism, as answering multiple calls adds a lot of expense. Chief Howard said City Attorney Brett Rich had pointed out some weaknesses in the amendment which needed to be addressed. Mr. Rich said there are a couple of concerns with ambiguity, the language of the amendment needed to be tightened, and an effective means of notification needed to be shown if landlords are going to be held responsible for tenant behavior. He said the City needed to make sure they were not getting into a situation that could be classified as economic relationship interference, or be dragged into a contractual dispute.

Council Member Carr asked if posting on vacant land would relieve the land owner's responsibility. Chief Howard said that would indicate a good faith effort on the landowner's part. Council Member Hunsaker asked who would determine the environment. Mr. Rich said that is something that needs to be tightened up, to specify what 'failure to act' subjects the owner to liability. Council consensus held that the amendment would be good for the City, as it would save money in the long run. One concern expressed was the fear that repeat domestic violence might not be reported if there was a chance housing might be lost as a result. Mr. Rich said the City would not want to discourage valid complaints.

Chief Howard said the Pleasant Grove Police Department was sponsoring a movie night, showing *'Heroes Behind the Badge'* on April 19th. He encouraged the council to attend. Actor Vincent D'Onofrio will be available for pictures and autographs. Proceeds from the activity will go to the National Law Enforcement Memorial.

Ahlin Property Development Agreement – Proposed Amendment

Dennis Marker said Brett Rich had prepared the amendment to the agreement and sent copies to Alan Thompson and Mr. Barton's representative, Jimmy DeGraffenried. Mr. Marker said he had met with Mr. DeGraffenried regarding the amendment, and Mr. DeGraffenried will take the agreement to his associate and Mr. Thompson. Construction of the frontage road is now a requirement of both property owners. This amendment changes the timing of the road construction, and sets up an escrow account with a deposit made for each lot, the amount as yet undetermined, before plat approval. The developers have five years to post a bond, at which time the escrow will be returned to the developer. If a bond is not posted in the five years, the City will be able to use the escrow funds for the frontage road.

Ahlin Property Development Agreement – Proposed Amendment, continued:

The amendment also calls for the road to be constructed if 67% of the maximum density is met. After some discussion, council consensus held that a traffic study determine appropriate timing for road construction, and an engineer's estimate on the cost of the road, including inflation, be done.

A question previously arose concerning densities. The amendment clarifies that there will be no transfer of any densities not used in earlier phases. The agreement notes that all owners will jointly and cooperatively develop the property.

Council Member Broadhead said the pressure zones are lower than City standards. Mr. Marker confirmed the development would need to meet City standards. Summit Creek water shares will meet the water requirements for Mr. Thompson. The suggested changes regarding a traffic study and an engineer's estimate on the cost of the road will be included in the amendment.

Mr. Marker asked Mr. Rich if the development only required a two lane road, but the City required three lanes, if this might be a takings issue. Mr. Rich said the road was agreed to ten years ago, so it was not imposing at this point. The road will handle traffic from Center Street to the south interchange.

Council Member Steele said he had concerns about the City paying for the engineering. Mr. Rich said the developer could reimburse the City for the estimate. Council consensus held that the developer be asked to reimburse the City.

Quiet Zone Interlocal Agreement

Ben Reeves said it had been determined the best course for the quiet zone was not a resolution but an interlocal agreement. Sample copies of an agreement were obtained from other municipalities, and a draft put together by Brett Rich. Mr. Rich said the standards set which improvements will need to be put in, such as flags and signs. No significant improvements will be needed at this time, but in the future, if traffic counts become excessive, medians and widened roads may be needed. If standards are not met, the City will lose the quiet zone status. Mr. Rich said he will give the agreement to the County to review, and then return it for Council approval.

Orchard Cove Park Improvements

Dennis Marker said the City Council had asked for firm numbers on the Orchard Cove Park project, and on the difference between putting the job out for bid or as a change order. JUB Engineering provided two options. The cost for doing the project as a change order is approximately \$80,000. The cost to bid the project is approximately \$113,000. Mr. Marker reviewed the breakdown of costs, including landscaping, clearing, grubbing, fencing and an irrigation system. Using bark or rock as part of the project instead of grass was discussed. It was agreed bark would save on long term irrigation costs, but was more expensive and would require additional public works time weeding instead of mowing. Six youth soccer fields or one large and three youth fields would fit in the completed park.

Orchard Cove Park Improvements, continued:

Council Member Broadhead asked if there would be sufficient parking for that many soccer games. Mr. Reeves said the park is not designed for soccer, and this would be a temporary use. He said homes are being sold quickly in the area, and it was in the City's best interest to encourage development of the park. Mayor DeGraffenried said he is getting a lot of pushback to put restrooms in the park. 28 homes and a church will be built soon, and he would like to see this park finished. This is a good opportunity to get the grass in and the landscaping. A prison grade bathroom or a bowery/restroom combination could be done as a separate bid. Council consensus held that a sewer line and a bathroom pad added to the change order, and an estimate made for the restroom and bowery. The change order will be added to next week's Council agenda.

2013-2014 Budget

Ben Reeves said the budget currently has a gap of \$471,000, in an overall budget of \$4.5 million dollars. A 2% cost of living increase and a 14% insurance increase have been added. There are a few personnel changes, including the fire chief and a change in classification of police front desk employees. Because the Fire and EMS budgets will now be separate, the budget reflects smaller revenues. Mr. Reeves reviewed expenditures and revenues line by line. The police department has asked for an increase of \$82,000, covering a digital finger print system and other equipment. Chief Howard clarified the benefits of the finger print system. Dennis Marker reviewed the benefits of new GPS equipment for the Community Department. Capital projects, debt service payments, and vehicle purchases were reviewed.

Council Member Linford asked if the recording system would have map storage capability. Mr. Reeves said it would if a new scanner/plotter was purchased. Mr. Reeves briefly discussed Ephriam City's policy of allowing residents to work off outstanding debts to the city by doing city tasks, such as data entry.

Mr. Reeves said a few changes will be made in the Fire and EMS department pay schedule to accommodate the federal changes in health insurance. Training will now be paid by the class, not the hour, and on call personnel will be paid per shift.

Mr. Reeves said the Council would be able to view actual revenues and expenses for prior years back to 2004 on the spreadsheet, which will be sent to the Council in an electronic format. The financial statements will be updated through March 2013. Department comments will also be available on the spreadsheet. After council feedback, the next iteration will be a balanced budget.

General Discussion

Ben Reeves recommended the hiring committee be put together for the fire chief position and advertising begin now. Council consensus held that the advertisement be written and sent out at this time.

Council Member Steele said he had been contacted by a member of the Greenhalgh family who owns 35 acres by the south interchange. Mr. Greenhalgh is concerned about taxes on the property. The county has appraised the property at \$2 million, and Mr. Greenhalgh has been trying to sell it for \$600,000 for some time.

General Discussion, continued:

Council Member Steele asked if the property could be rezoned. Dennis Marker said this proposal had come to the Planning Commission and the City Council before. The Council at that time tabled the rezone until South Ridge Farms had made a decision on their property. The General Plan shows this area as commercial in the long term. Mr. Marker said the best avenue would be for the Greenhalghs to obtain greenbelt status. The property would have to show revenue from agricultural operations to obtain this status.

The meeting adjourned at 8:30 p.m.

Approved on April 17, 2013.


James E. DeGraffenried, Mayor


Linda Midgley, Deputy Recorder